

**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

**ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY**

**W-02369A**  
**Walden Meadows Community Co-op**  
**9325 Donegal Dr., Suite A**  
**Wilhoit, AZ 86332**

RECEIVED

ACC UTILITIES DIRECTOR

**ANNUAL REPORT**  
**WATER**

**FOR YEAR ENDING**

<b>12</b>	<b>31</b>	<b>2010</b>
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FOR COMMISSION USE

<b>ANN 04</b>	<b>10</b>
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5-4-11

## COMPANY INFORMATION

<b>Company Name (Business Name)</b>	Walden Meadows Community Co-op	W-02369A
<b>Mailing Address:</b>	9325 Donegal Dr, Suite A Wilhoit, AZ 86332	
<b>Telephone:</b>	928-442-3473	
<b>Fax:</b>	928-442-2463	
<b>Email Address:</b>	waldenmeadows@aol.com	
<b>Local Office Mailing Address:</b>	Same as above.	

## MANAGEMENT INFORMATION

<b>Management Contact:</b>	Samuel C. duBois, President
<b>Address:</b>	7195 West Wexford Dr Wilhoit, AZ 86332
<b>Telephone:</b>	928-442-9593
<b>Fax:</b>	928-442-9593
<b>Email Address:</b>	slpilot@aol.com
<b>On Site Manager:</b>	Same as above.

**Statutory Agent**                  None

**Attorney:**                                  Moyes Story

**Address:**                                  1850 North Central Avenue, Suite 1100  
Phoenix, AZ 85004

**Telephone:**                              602-604-2141

**Fax:**                                        602-274-9135

**Email Address:** \_\_\_\_\_

### **OWNERSHIP INFORMATION**

Check the following box that applies to your company:

☐ **Sole Proprietor (S)**

☐ **C Corporation (C) (Other than Association/Co-op)**

☐ **Partnership (P)**

☐ **Subchapter S Corporation (Z)**

☐ **Bankruptcy (B)**

☐ **Association/Co-op (A)**

☐ **Receivership (R)**

☐ **Limited Liability Company**

**X Other - Not For Profit**

### **COUNTIES SERVED**

Check the box below for the county/ies in which you are certificated to provide service:

☐ **APACHE**

☐ **COCHISE**

☐ **COCONINO**

☐ **GILA**

☐ **GRAHAM**

☐ **GREENLEE**

☐ **LA PAZ**

☐ **MARICOPA**

☐ **MOHAVE**

☐ **NAVAJO**

☐ **PIMA**

☐ **PINAL**

☐ **SANTA CRUZ**

**X YAVAPAI**

☐ **YUMA**

☐ **STATEWIDE**

**WALDEN MEADOWS COMMUNITY CO-OP (W-02369A) - 12/31/2010****UTILITY PLANT IN SERVICE**

	<u>Original Cost (OC)</u>	<u>Accum Depr (AD)</u>	<u>Original Cost less Accum Depr</u>
303 Land	25,481.23	0.00	25,481.23
304 Structures & Improvements	108,472.33	88,411.00	20,061.33
307 Wells	179,582.62	85,465.00	94,117.62
311 Pumping Equipment	158,715.28	118,692.00	40,023.28
330 Distribution Reservoirs	97,800.00	97,800.00	0.00
331 Transmission & Distribution Mains	264,506.29	188,081.00	76,425.29
333 Services	20,926.69	10,003.00	10,923.69
334 Meters & Meter Installations	13,019.18	10,971.08	2,048.10
340 Office Furniture & Equipment	12,290.47	12,009.00	281.47
341 Transportation Equipment	15,077.00	15,077.00	0.00
343 Tools	2,243.05	2,054.16	188.89
346 Communication Equipment	<u>3,906.72</u>	<u>3,240.00</u>	<u>666.72</u>
TOTALS	902,020.86	631,803.24	270,217.62

**WALDEN MEADOWS COMMUNITY CO-OP (W-02369A) - 12/31/2010****CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR**

		<u>Original Cost</u>	<u>Depreciation Percentage</u>	<u>Depreciation Expense</u>
303	Land	25,481.23	0.00%	0.00
304	Structures & Improvements	108,472.33	2.59%	2,807.00
307	Wells	179,582.62	1.89%	3,402.00
311	Pumping Equipment	158,715.28	1.78%	2,825.00
330	Distribution Reservoirs	97,800.00	0.00%	0.00
331	Transmission & Distribution Mains	264,506.29	2.56%	6,783.00
333	Services	20,926.69	2.57%	537.00
334	Meters & Meter Installations	13,019.18	2.64%	344.00
340	Office Furniture & Equipment	12,290.47	1.30%	160.00
341	Transporation Equipment	15,077.00	0.00%	0.00
343	Tools	2,243.05	14.27%	320.00
346	Communication Equipment	<u>3,906.72</u>	<u>6.83%</u>	<u>267.00</u>
TOTALS		902,020.86		17,445.00

**BALANCE SHEET**

<b>ASSETS</b>	<b>BALANCE AT BEGINNING OF YEAR</b>	<b>BALANCE AT END OF YEAR</b>
<b>Current and Accrued Assets</b>		
131 · Cash	28,007.26	37,508.47
134 · Working Funds - Petty Cash	100.00	100.00
141 · Customer Accounts Receivable	11,957.29	14,679.25
<b>Total Current and Accrued Assets</b>	<b>40,064.55</b>	<b>52,287.72</b>
<b>Fixed Assets</b>		
101 · Utility Plant in Service	902,020.86	902,020.78
105 · Construction Work in Progress	-	-
108 · Accum Deprec Utility Plant	(614,358.32)	(631,803.24)
<b>Total Fixed Assets</b>	<b>287,662.54</b>	<b>270,217.54</b>
<b>TOTAL ASSETS</b>	<b>327,727.09</b>	<b>322,505.26</b>

**BALANCE SHEET (CONTINUED)**

	<b>BALANCE AT BEGINNING OF YEAR</b>	<b>BALANCE AT END OF YEAR</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
231 · Credit Card	5,983.45	4,752.91
235 · Customer Deposits	4,600.00	5,000.00
236 · Accrued Taxes	1,312.26	1,519.49
241 · Misc Current & Accrued Liab	13,198.05	12,086.18
<b>Total Current Liabilities</b>	<b>25,093.76</b>	<b>23,358.58</b>
<b>Long Term Debt</b>		
224 · Long-Term Note - Mortgage	46,133.81	42,205.82
<b>Deferred Credits</b>		
252 · Advances in Aid of Construction	14,746.45	14,746.45
<b>Total Deferred Credits</b>	<b>14,746.45</b>	<b>14,746.45</b>
<b>Total Liabilities</b>	<b>85,974.02</b>	<b>80,310.85</b>
<b>CAPITAL ACCOUNTS</b>		
211 · Other Paid-In Capital	110,689.86	110,689.86
215 · Retained Earnings	131,063.21	131,504.55
<b>Total Capital</b>	<b>241,753.07</b>	<b>242,194.41</b>
<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>327,727.09</b>	<b>322,505.26</b>

**WALDEN MEADOWS COMMUNITY CO-OP (W-02369A) - 2010****COMPARATIVE STATEMENT OF INCOME AND EXPENSE**

	<u>PRIOR YEAR</u>	<u>CURRENT YEAR</u>
<b>Operating Revenues</b>		
461 · Metered Water Revenue	122,737.95	122,973.45
474 · Other Water Revenues	<u>1,574.87</u>	<u>1,748.00</u>
<b>Total Revenues</b>	124,312.82	124,721.45
<b>Operating Expenses</b>		
601 · Salaries and Wages	36,565.50	29,179.39
615 · Purchased Power	21,610.65	21,973.06
620 · R&M Materials & Supplies	6,484.66	9,603.90
621 · Office Supplies, Postage, Print	4,313.77	4,455.47
630 · Outside Services	20,600.99	16,041.05
635 · Outside Service - Water Testing	1,959.00	2,909.00
650 · Transportation Expense	5,161.54	3,300.30
655 · Insurance Expense	8,049.81	6,827.22
675 · Miscellaneous Expense	2,045.63	2,178.55
403 · Depreciation Expense	19,919.16	17,445.00
408 · Employer Payroll Taxes	3,145.98	2,565.93
408.11 · Property Taxes	<u>4,695.19</u>	<u>4,371.13</u>
<b>Total Operating Expenses</b>	<u>134,551.88</u>	<u>120,850.00</u>
<b>Operating Income/(Loss)</b>	(10,239.06)	3,871.45
<b>Other Income/Expense</b>		
419 · Interest and Dividend Income	31.99	17.28
427 · Interest & Finance Chgs Expense	<u>(3,392.69)</u>	<u>(3,447.39)</u>
<b>Total Other Income/(Expense)</b>	<u>(3,360.70)</u>	<u>(3,430.11)</u>
<b>Net Income/(Loss)</b>	<u>(13,599.76)</u>	<u>441.34</u>



**SUPPLEMENTAL FINANCIAL DATA****Long-Term Debt**

	<b>LOAN #1</b>	<b>LOAN #2</b>	<b>LOAN #3</b>	<b>LOAN #4</b>
Date Issued	1981			
Source of Loan	Berkadia			
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$105,000.00	\$	\$	\$
Amount Outstanding	\$ 42,205.82	\$	\$	\$
Date of Maturity				
Interest Rate	5%	%	%	%
Current Year Interest	\$ 2,216.01	\$	\$	\$
Current Year Principle	\$ 3927.99	\$	\$	\$

Meter Deposit Balance at Test Year End                      \$5,000.00

Meter Deposits Refunded During the Test Year              \$ 200.00

<b>Walden Meadows Community Co-op</b>		<b>W-02369A</b>
<b>Name of System:</b>	<b>ADEQ Public Water System Number:</b>	<b>13184</b>

## **WATER COMPANY PLANT DESCRIPTION**

### **WELLS**

<b>ADWR ID Number*</b>	<b>Pump Horsepower</b>	<b>Pump Yield (gpm)</b>	<b>Casing Depth (Feet)</b>	<b>Casing Diameter (Inches)</b>	<b>Meter Size (inches)</b>	<b>Year Drilled</b>
55-502258	40	80	1020	12"	3"	1982
55-209481	40	150	981	8"	3"	2005

\* Arizona Department of Water Resources Identification Number

### **OTHER WATER SOURCES**

<b>Name or Description</b>	<b>Capacity (gpm)</b>	<b>Gallons Purchased or Obtained (in thousands)</b>
NONE		

<b>BOOSTER PUMPS</b>		<b>FIRE HYDRANTS</b>	
<b>Horsepower</b>	<b>Quantity</b>	<b>Quantity Standard</b>	<b>Quantity Other</b>
15	2		
10	4		

<b>STORAGE TANKS</b>		<b>PRESSURE TANKS</b>	
<b>Capacity</b>	<b>Quantity</b>	<b>Capacity</b>	<b>Quantity</b>
100,000	1	120 Gallons	3
30,000	1		
175,000	1		

*Note: If you are filing for more than one system, please provide separate sheets for each system.*

<b>Walden Meadows Community Co-op</b>		<b>W-02369A</b>
<b>Name of System:</b>	<b>ADEQ Public Water System Number:</b>	<b>13184</b>

### **WATER COMPANY PLANT DESCRIPTION (CONTINUED)**

#### **MAINS**

<b>Size (in inches)</b>	<b>Material</b>	<b>Length (in feet)</b>
<b>2</b>	<b>PVC</b>	<b>1,165</b>
<b>3</b>		
<b>4</b>	<b>PVC</b>	<b>8,120</b>
<b>5</b>		
<b>6</b>	<b>PVC</b>	<b>3,010</b>
<b>8</b>		
<b>10</b>		
<b>12</b>		

#### **CUSTOMER METERS**

<b>Size (in inches)</b>	<b>Quantity</b>
<b>5/8 X 3/4</b>	<b>278</b>
<b>3/4</b>	
<b>1</b>	
<b>1 1/2</b>	
<b>2</b>	
<b>Comp. 3</b>	
<b>Turbo 3</b>	
<b>Comp. 4</b>	
<b>Turbo 4</b>	
<b>Comp. 6</b>	
<b>Turbo 6</b>	

**For the following three items, list the utility owned assets in each category for each system.**

**TREATMENT EQUIPMENT:   None**

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**STRUCTURES:   Office Building and Pump Houses**

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**OTHER:           Delivery Truck**

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***Note: If you are filing for more than one system, please provide separate sheets for each system.***

Walden Meadows Community Co-op		W-02369A
Name of System:	ADEQ Public Water System Number:	13184

### WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2010

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)	GALLONS PUMPED (Thousands)	GALLONS PURCHASED (Thousands)
JANUARY	296	1020.7	1140.6	
FEBRUARY	296	1091.2	1212.0	
MARCH	296	1061.6	1132.8	
APRIL	297	1624.0	1765.0	
MAY	300	1980.9	2096.1	
JUNE	300	2412.2	2464.9	
JULY	300	2336.6	1966.6	
AUGUST	299	1785.6	2350.6	
SEPTEMBER	299	2243.2	1445.1	
OCTOBER	300	1310.7	1573.1	
NOVEMBER	298	1318.7	1006.6	
DECEMBER	299	1004.2	2222.8	
TOTALS →		<b>19189.6</b>	20376.2	

What is the level of arsenic for each well on your system? 0.003 mg/l and 0.004 mg/l  
(If more than one well, please list each separately.)

If system has fire hydrants, what is the fire flow requirement? \_\_\_\_ GPM for \_\_\_\_ hrs

If system has chlorination treatment, does this treatment system chlorinate continuously?  
( ) Yes ( X ) No

Is the Water Utility located in an ADWR Active Management Area (AMA)?  
( ) Yes ( X ) No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?  
( ) Yes ( X ) No

If yes, provide the GPCPD amount: \_\_\_\_\_

*Note: If you are filing for more than one system, please provide separate data sheets for each system.*

<b>Walden Meadows Community Co-op</b>		<b>W-02369A</b>
<b>Name of System:</b>	<b>ADEQ Public Water System Number:</b>	<b>13184</b>

**UTILITY SHUTOFFS / DISCONNECTS**

<b>MONTH</b>	<b>Termination without Notice R14-2-410.B</b>	<b>Termination with Notice R14-2-410.C</b>	<b>OTHER</b>
<b>JANUARY</b>		1	
<b>FEBRUARY</b>		0	
<b>MARCH</b>		0	
<b>APRIL</b>		0	
<b>MAY</b>		1	
<b>JUNE</b>		0	
<b>JULY</b>		0	
<b>AUGUST</b>		0	
<b>SEPTEMBER</b>		0	
<b>OCTOBER</b>		0	
<b>NOVEMBER</b>		0	
<b>DECEMBER</b>		1	
<b>TOTALS →</b>	<b>0</b>	<b>3</b>	<b>0</b>

OTHER (description):

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**PROPERTY TAXES**

Amount of actual property taxes paid during Calendar Year 2010 was: **\$4,371.13**

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VERIFICATION  
AND  
SWORN STATEMENT**  
Taxes

**VERIFICATION**

**STATE OF ARIZONA  
I, THE UNDERSIGNED  
OF THE**

COUNTY OF	Yavapai
	Samuel C. duBois, President
	Walden Meadows Community Co-op

RECEIVED  
APR 12 2011  
ACC UTILITIES DIRECTOR

**DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

MONTH	DAY	YEAR
12	31	2010

**HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.**

**SWORN STATEMENT**

**I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.**

**I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.**

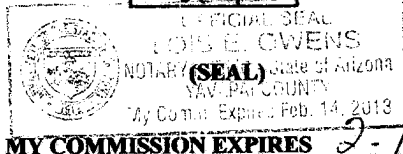
Samuel C. duBois  
SIGNATURE OF OWNER OR OFFICIAL

928-442-3473  
TELEPHONE NUMBER

**SUBSCRIBED AND SWORN TO BEFORE ME**

**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**

**THIS** 29 **DAY OF** April



**MY COMMISSION EXPIRES** 2-14-2013

COUNTY NAME	Yavapai
MONTH	April
	2011

Lois E. Owens  
SIGNATURE OF NOTARY PUBLIC

Walden Meadows Community Co-op

W-02369A

YEAR ENDING 12/31/2010

**INCOME TAXES**

For this reporting period, provide the following:

Federal Taxable Income Reported

This utility files form 990

Estimated or Actual Federal Tax Liability

Return of organization exempt from income tax.

State Taxable Income Reported

Estimated or Actual State Tax Liability

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances

Amount of Gross-Up Tax Collected

Total Grossed-Up Contributions/Advances

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

**CERTIFICATION**

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

N/A

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**PRINTED NAME**

\_\_\_\_\_  
**TITLE**



**VERIFICATION  
AND  
SWORN STATEMENT  
Intrastate Revenues Only**

RECEIVED  
NOTARY PUBLIC  
ACCOUNT UTILITIES DIRECTOR

**VERIFICATION**

**STATE OF ARIZONA**

**I, THE UNDERSIGNED  
OF THE**

COUNTY OF	Yavapai
	Samuel C. duBois, President
	Walden Meadows Community Co-op

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

MONTH	DAY	YEAR
12	31	2010

**HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.**

**SWORN STATEMENT**

**IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2010 WAS:**

Arizona Intrastate Gross Operating Revenues Only (\$)

**\$132,338.00**

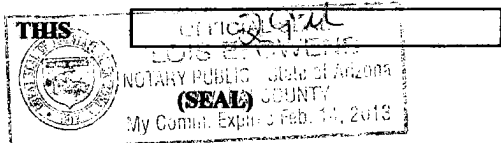
**(THE AMOUNT IN BOX ABOVE  
INCLUDES \$7,616.00  
IN SALES TAXES BILLED, OR COLLECTED)**

**\*\*REVENUE REPORTED ON THIS PAGE MUST  
INCLUDE SALES TAXES BILLED OR  
COLLECTED. IF FOR ANY OTHER REASON,  
THE REVENUE REPORTED ABOVE DOES NOT  
AGREE WITH TOTAL OPERATING REVENUES  
ELSEWHERE REPORTED, ATTACH THOSE  
STATEMENTS THAT RECONCILE THE  
DIFFERENCE. (EXPLAIN IN DETAIL)**

*Samuel C. duBois*  
SIGNATURE OF OWNER OR OFFICIAL  
928-442-3473  
TELEPHONE NUMBER

**SUBSCRIBED AND SWORN TO BEFORE ME**

**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**



DAY OF

COUNTY NAME	Yavapai	
MONTH	April	2011

*Louis J. Owens*  
SIGNATURE OF NOTARY PUBLIC

**MY COMMISSION EXPIRES 2-14-2013**

**VERIFICATION  
AND  
SWORN STATEMENT  
RESIDENTIAL REVENUE  
Intrastate Revenues Only**

RECEIVED  
APR 12 2011  
ACC UTILITIES DIRECTOR

**VERIFICATION**

**STATE OF ARIZONA**

**I, THE UNDERSIGNED**

**OF THE**

COUNTY OF	Yavapai	
	Samuel C. duBois	President
	Walden Meadows Community Co-op	

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

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**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2010 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES

**\$130,853.98**

THE AMOUNT IN BOX AT LEFT

INCLUDES \$7,514.39

IN SALES TAXES BILLED, OR COLLECTED)

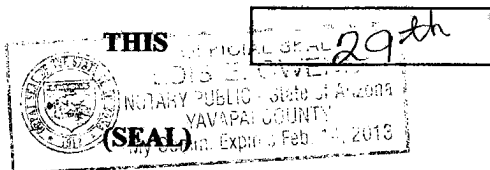
**\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE  
MUST INCLUDE SALES TAXES BILLED.**

Samuel C. duBois  
SIGNATURE OF OWNER OR OFFICIAL

928-442-3423  
TELEPHONE NUMBER

**SUBSCRIBED AND SWORN TO BEFORE ME**

**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**



**DAY OF**

NOTARY PUBLIC NAME	LOIS E OWENS	
COUNTY NAME	YAVAPAI	
MONTH	April	2011

**MY COMMISSION EXPIRES**

2-14-2013

X Lois E Owens  
SIGNATURE OF NOTARY PUBLIC